



# 1487 BRIARWOOD CRESCENT

MORRISON



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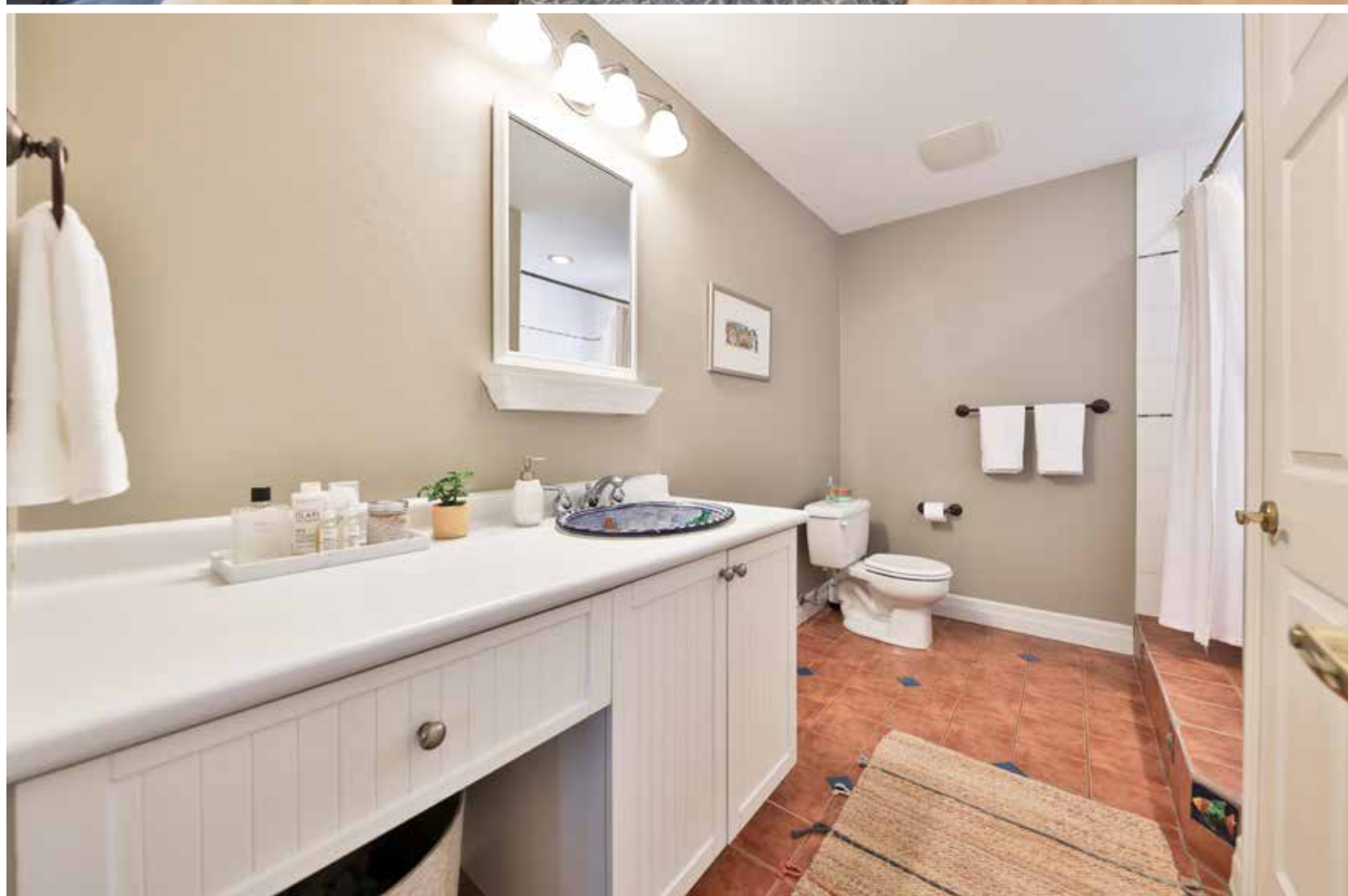










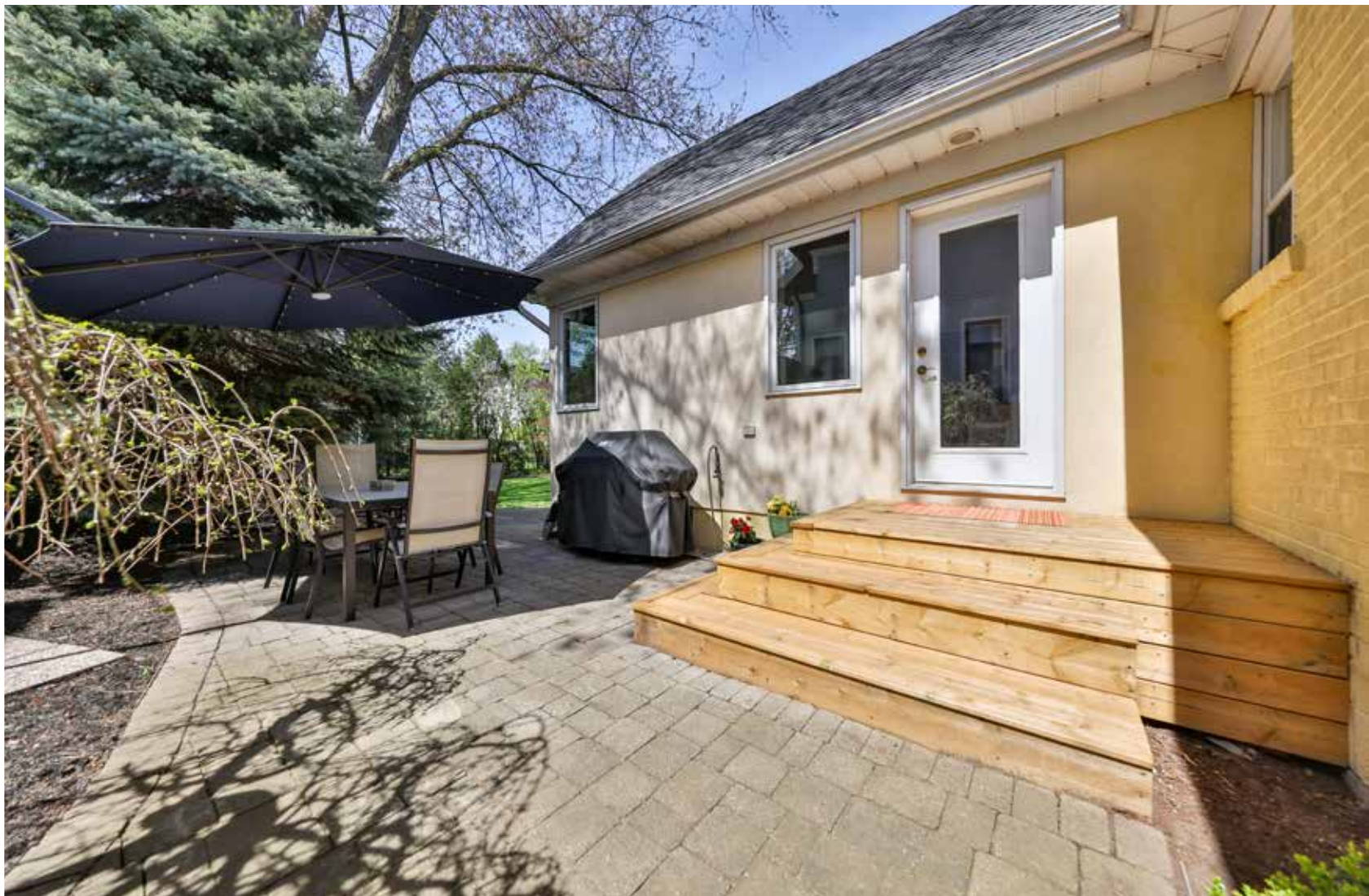






VIRTUALLY STAGED









# WELCOME HOME

Hurry! Don't miss this lovely, light filled family home with 3,700 sf of finished living space on one of Morrison's best kid- friendly crescents. Walking distance to O.T. & Maple Grove Public School. Great curb appeal is complemented by a highly functional yet charming interior with DQI addition in 2000. The open concept kitchen with breakfast bar and walk-in pantry offer great space for cooking and entertaining. The light filled family room open to the kitchen has vaulted ceilings and huge windows which overlook the very private perennial garden. A convenient walk-out to a covered porch makes summer entertaining a breeze. The bright spacious main floor master bedroom has a white ensuite bath and a large walk in closet with built-ins. The gracious size living and dining room offer more formal space for entertaining family and friends. To add to this fabulous main floor are a laundry area & spacious mudroom offering a second entry for kids and pets. The second floor has two good-sized bedrooms both with double closets & built-in shelving, a spacious bathroom and light filled study/media area. The lower level is fully finished with a full sized wet bar, theatre room with a 110 inch screen, recreation room with built-in speakers, movie screen and projection system. There is also an office and abundant storage room.

**TAXES:** \$9,737.00 / 2023  
**LOT SIZE:** 60' x 130'  
**POSSESSION:** 60-90 Days

## ADDITIONAL FEATURES

### FRONT GARDEN

- Single Car Driveway
- Interlocking Walkways
- Covered Front Porch
- Beautiful Mature Landscaping

### BACK GARDEN

- Gas BBQ Hookup
- Interlocking Patio
- Covered Terrace
- Garden Shed
- Fully Fenced

### OTHER FEATURES

- 2023 New Furnace & Air Conditioner
- 2018 Shingles - Partial Roof
- 2001 Stunning Addition & Renovation by DQI Quorum Initiative ([www.dqi.ca](http://www.dqi.ca))
- Front & Back Yard Irrigation System

## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Hardwood Flooring
- Coat Closet
- Pendant Lighting
- Crown Moulding

#### LIVING ROOM

- Hardwood Flooring
- California Shutters
- Pot Lighting
- Wood Burning Fireplace
- Crown Moulding

#### DINING ROOM

- Hardwood Flooring
- California Shutters
- Chandelier
- Crown Moulding

#### KITCHEN

- Ceramic Tile Flooring
- Pot Lights & Light Pendant
- White Cabinetry
- Granite Countertop
- Breakfast Bar Seating
- Stainless Steel KitchenAid Refrigerator
- Stainless Steel GE Profile Stove
- Stainless Steel Miele Dishwasher
- Tile Backsplash
- Under Cabinet Lighting
- Walkout to Back Yard

#### FAMILY ROOM

- Hardwood Flooring
- Ceiling Fan with Light
- Vaulted Ceiling
- Expansive Windows
- Walkouts to Covered Terrace & Side Yard
- Draperies

#### POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring

### PRIMARY BEDROOM

- Hardwood Flooring
- Walk-In Closet with Built-Ins
- California Shutters
- Light Pendants

#### ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- California Shutters
- Shaker Style Cabinetry
- Jetted Tub
- Stand Up Shower with Glass Door

#### LAUNDRY

- Ceramic Tile Flooring
- Stacked Whirlpool Front Load Duet Sport Washer & Dryer
- Storage Area

### UPPER LEVEL

#### LOFT/MEDIA AREA

- Overlooking Main Level Family Room
- Media/Study Area

#### BEDROOM

- California Shutters
- Ceiling Fan with Light
- Double Clothes Closet with Built-Ins
- Palladium Window

#### BEDROOM

- California Shutters
- Ceiling Fan with Light
- Double with Built-Ins

#### BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- White Cabinetry
- Custom Sink
- Step-Up Tub with Tile Surround
- Linen Closet

### LOWER LEVEL

#### LOWER FOYER

- Ceramic Tile & Broadloom Flooring
- Pot Lighting

#### RECREATION ROOM

- Double Closet
- Built-In Bookshelf
- Storage Area

#### MEDIA ROOM

- Screen & Projector
- CAT5 & Speaker Wiring Throughout
- Wet Bar

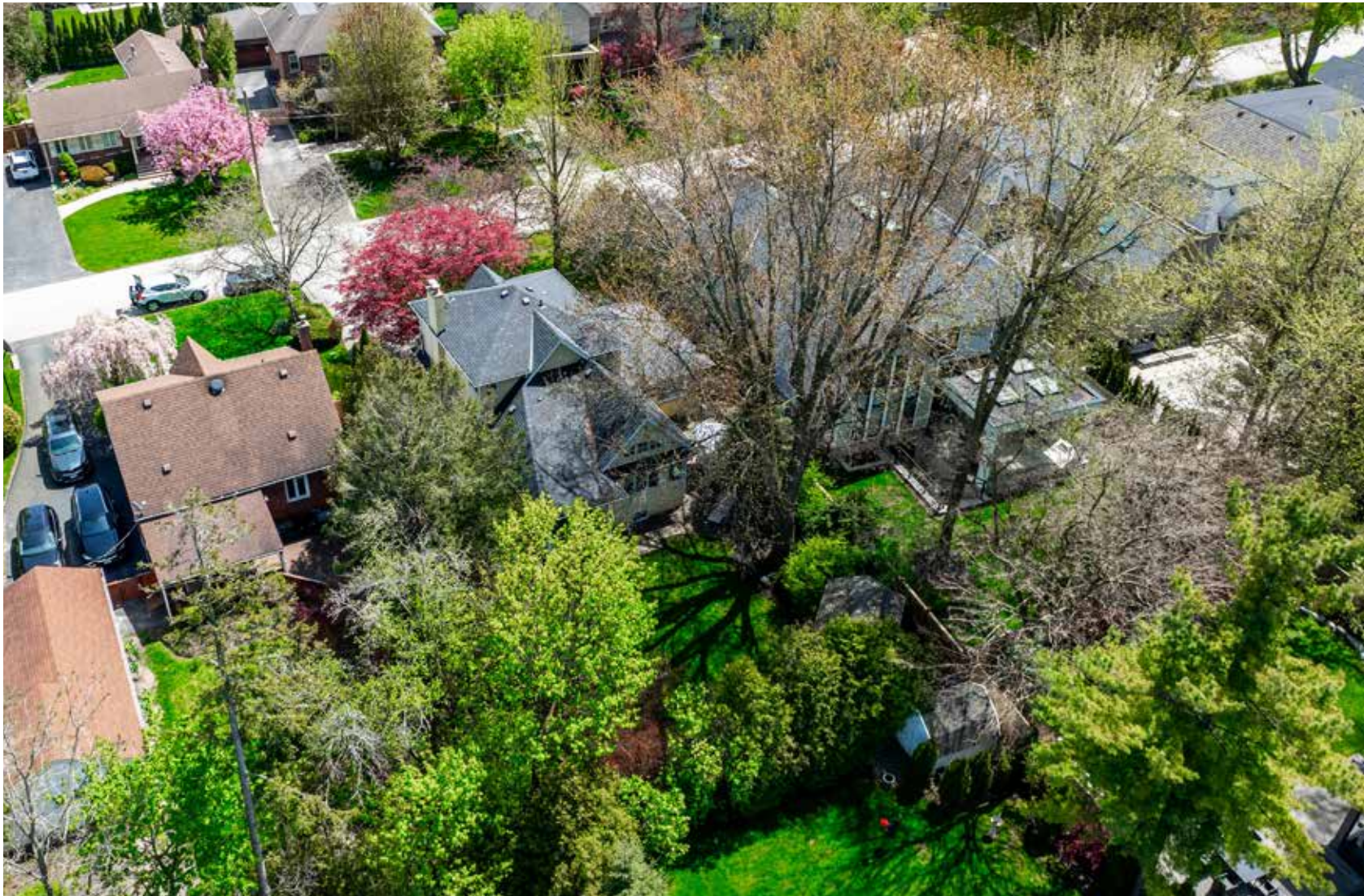
#### OFFICE

- Walk-In Storage Closet

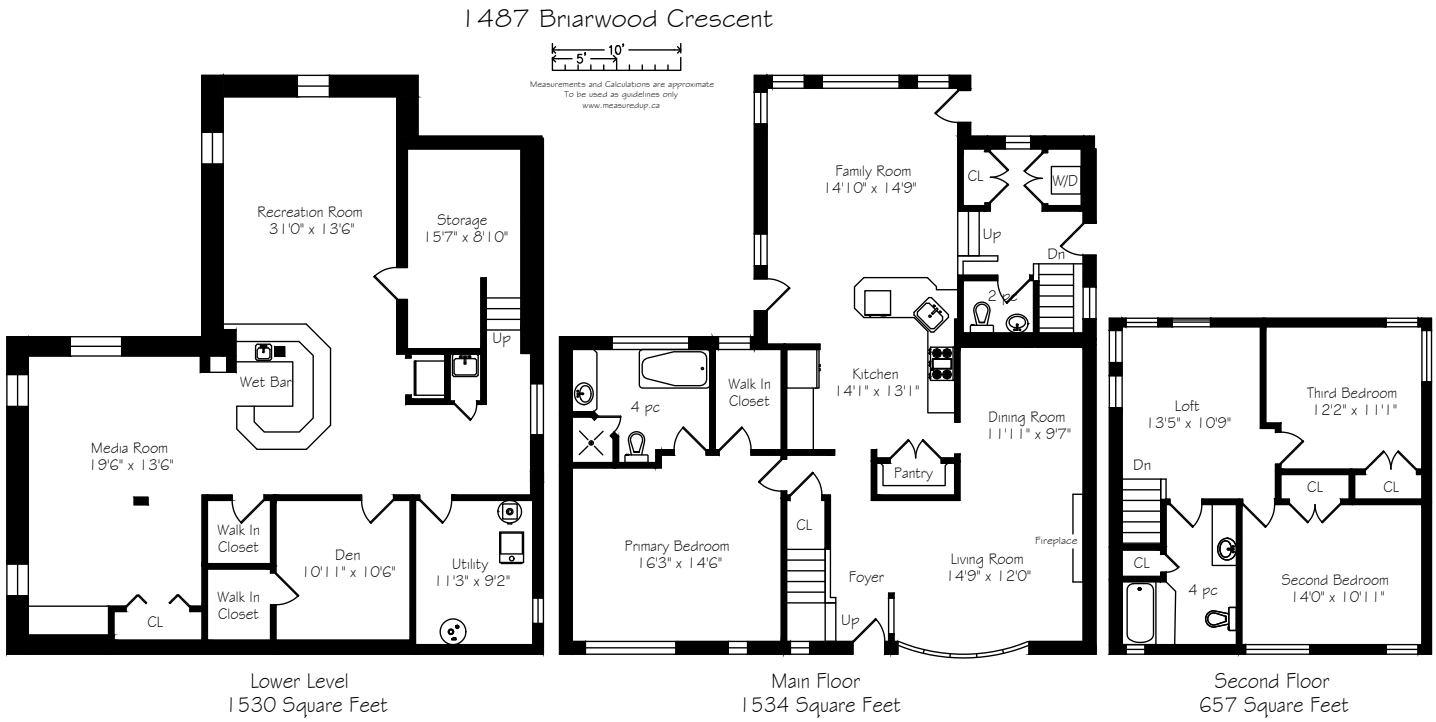
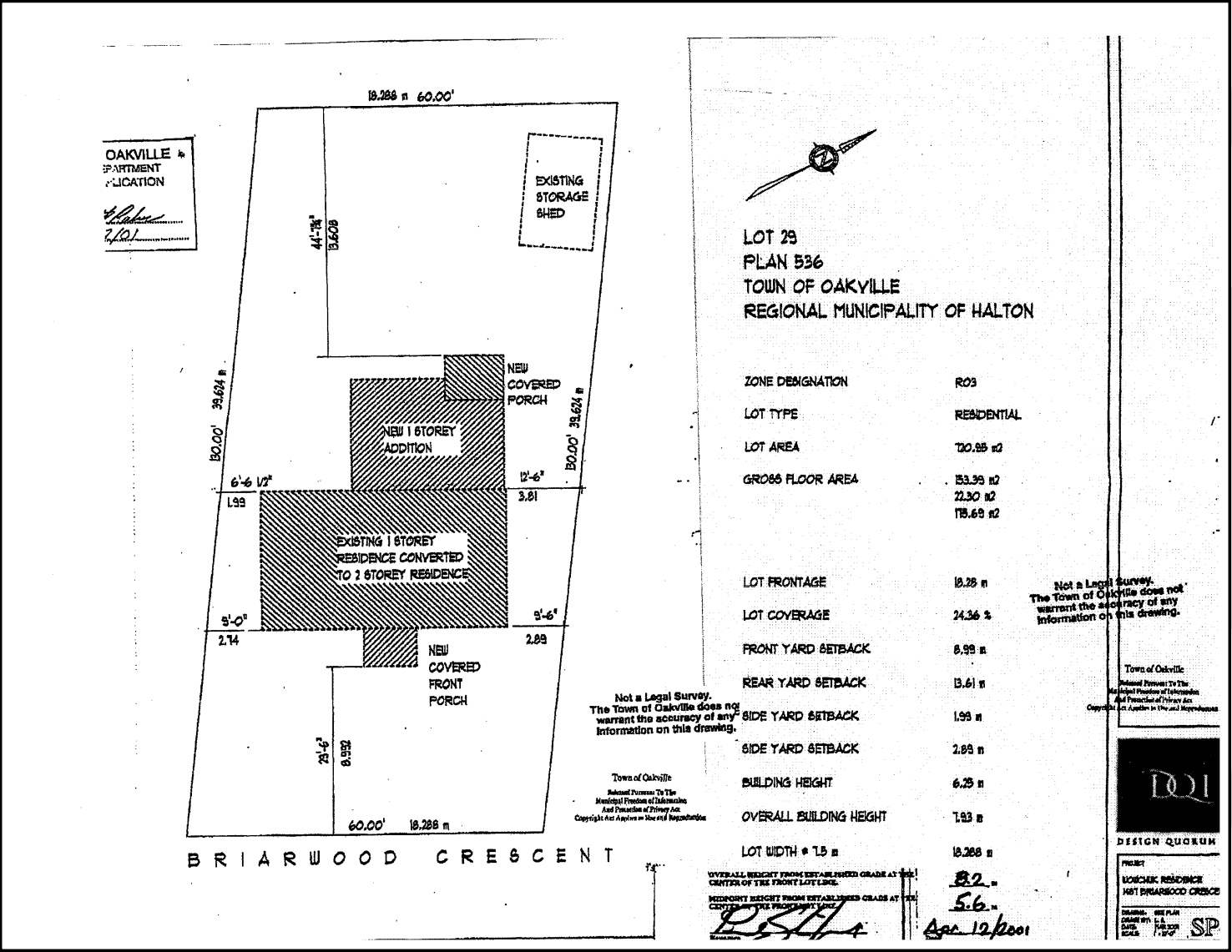
#### STORAGE

- Storage Closet with Built-In Shelving

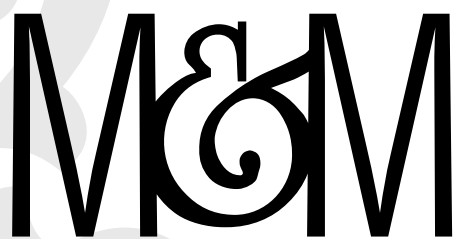




FLOOR PLANS & SURVEY







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